

SECTION I

INTRODUCTORY PROVISIONS

***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON,
COLORADO:***

A. NEED FOR REVISED ZONING REGULATIONS

Substantial changes have occurred in the physical and economic environment of the City of Brighton.

New federal, state, and local laws, regulations, and standards have been adopted necessitating changes in the *Zoning Ordinance*.

Residents, land owners, developers, and others have expressed interest in revisions which would allow more flexibility and innovation in development, while still protecting and preserving the environment.

The existing regulations do not provide the necessary flexibility in order to incorporate and be more responsive to modern building and development techniques.

The existing *Zoning Ordinance* is difficult to use because of numerous amendments and confusing organization that should be better integrated into one complete, compact, and well-organized regulation.

The existing *Zoning Map*, presently defined zones, and other accompanying regulations no longer reflect the community's needs for planning of land use, street and highway systems, open space, and implementation of the *Comprehensive Plan*.

B. PURPOSE

The *Zoning Ordinance* and *Districts*, as herein set forth, have been made in accordance with City of Brighton's *Comprehensive Land Use Plan* to facilitate the orderly growth and expansion of the City. These standards have been made with reasonable consideration, among other things, as to the character of each District and its suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City of Brighton. The *Zoning Ordinance* is designed to promote health, safety, and general welfare; to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; to preserve recreation, mineral resources, and flood plain from conflict with urban development; to provide an aesthetically pleasing atmosphere; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

In order to carry out these purposes these regulations shall designate, regulate, and restrict the location of buildings, structures, and use of land for residence, trade, industry, and other purposes; regulate and limit the height, number of stories, and size of buildings and other structures hereafter erected or altered; establish minimum requirements for off-street parking, loading and unloading; regulate and determine the size of yards, landscaping, and other open spaces; regulate the density of population and buildings; and for said purposes, establish zoning districts of such number, shape, and areas as may be deemed best suited to carry out these regulations and provide for their administration, enforcement, and amendment for judicial review.